| 118.0 | 0005 | 0004.B | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 661,700 / 661,700 |
| | | | | | USE VALUE: | 661,700 / 661,700 |
| | | | | | ASSESSED: | 661,700 / 661,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 7 | | THOMAS ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WASHER JONATHAN M |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 7 THOMAS ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DE SANCTIS FRANCINE R - |
| Owner 2: | - |
| Street 1: | 7 THOMAS ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .23 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1940, having primarily Vinyl Exterior and 1063 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 7 | Steep |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10008.000 | 157,500 | | 504,200 | 661,700 |
| Total Card | 0.230 | 157,500 | | 504,200 | 661,700 |
| Total Parcel | 0.230 | 157,500 | | 504,200 | 661,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 622.37 /Parcel: 622.37

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 76438
**GIS Ref**
**GIS Ref**
**Insp Date** 12/01/18

!9200!

## PREVIOUS ASSESSMENT

Parcel ID 118.0-0005-0004.B

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 157,500 | 0 | 10,008. | 504,200 | 661,700 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 146,900 | 0 | 10,008. | 504,200 | 651,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 146,900 | 0 | 10,008. | 504,200 | 651,100 | 651,100 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 140,400 | 0 | 10,008. | 497,000 | 637,400 | 637,400 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 140,400 | 0 | 10,008. | 381,700 | 522,100 | 522,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 140,400 | 0 | 10,008. | 360,100 | 500,500 | 500,500 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 140,400 | 0 | 10,008. | 331,300 | 471,700 | 471,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 124,200 | 0 | 10,008. | 309,700 | 433,900 | 433,900 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 08:38:55 |

**LAST REV**

| Date | Time |
|---|---|
| 09/03/19 | 14:04:30 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9200

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DE SANCTIS FRAN | 61906-109 | | 5/30/2013 | Family | 333,000 | No | No | | |
| WILLIAMS BRIAN | 37081-3 | | 11/2/2002 | | 333,000 | No | No | | |
| WILK CAROLINE | 32151-471 | | 12/18/2000 | | 172,000 | No | No | | |
| | 19234-2 | | 8/1/1988 | | 162,500 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/28/2012 | 1244 | Re-Roof | 8,200 | C | | | | |
| 7/29/2003 | 608 | Re-Roof | 14,000 | | | | | siding |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/1/2018 | MEAS&NOTICE | HS | Hanne S |
| 4/18/2013 | Info Fm Prmt | EMK | Ellen K |
| 12/5/2008 | Meas/Inspect | 189 | PATRIOT |
| 2/27/2003 | MLS | MM | Mary M |
| 3/2/2001 | MLS | MM | Mary M |
| 3/7/2000 | Inspected | 276 | PATRIOT |
| 2/15/2000 | Measured | 270 | PATRIOT |
| 10/1/1993 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 76438 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10008 | | Sq. Ft. | Site | | 0 | 70. | 0.72 | 6 | | | | | | | | | 504,165 | | | | | | 504,200 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.22975 | Total SF/SM: | 10008 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 504,165 | Spl Credit | | Total: | 504,200 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 2 - Bungalow | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1940 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 133.637 |
| Other Features: | 60874 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 193433 |
| Depreciation: | 35979 |
| Depreciated Total: | 157454 |

## COMMENTS

## RESIDENTIAL GRID

| | | | |
|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | # Units 1 |

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| Totals | RMs: | 5 | BRs: | 2 | Baths: 1 HB |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

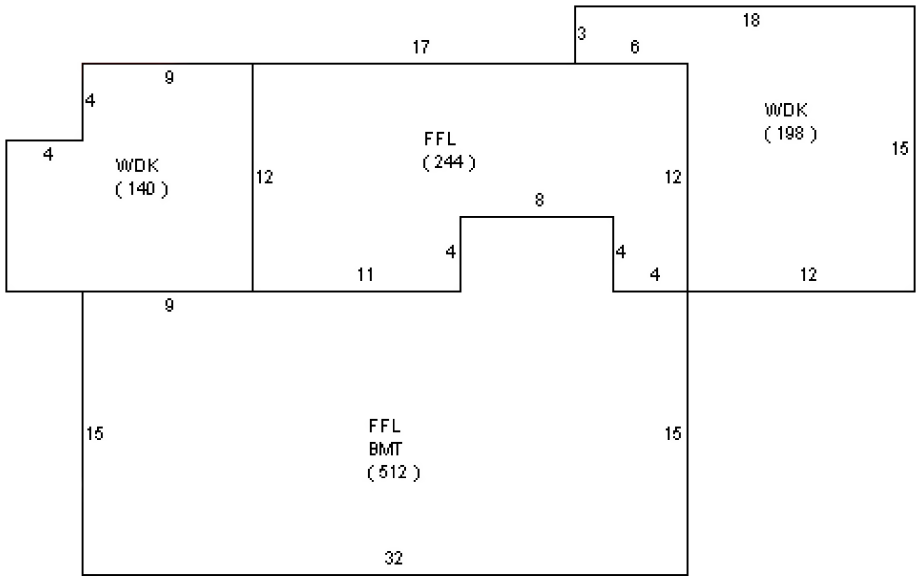
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 133.64 |
| Special Features: | 0 | Val/Su Net: | 98.07 |
| Final Total: | 157500 | Val/Su SzAd | 208.33 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 756 | 133.640 | 101,029 |
| BMT | Basement | 512 | 55.730 | 28,532 |
| WDK | Deck | 338 | 8.870 | 2,997 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,606 | | | Total: | 132,558 |
| Size Ad | 756 | Gross Area | 1606 | FinArea | 1063 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 60 | C | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | Color: |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 118.0-0005-0004.B

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 6X8 | A | AV | 1990 | 0.00 | T | 23.2 | 101 | | | | | | |

| | | | | | |
|---|---|---|---|---|---|
| More: N | Total Yard Items: | | Total Special Featues: | | Total: |